



7 Knots Yard, Whitstable, CT5 1AL
£995 Per month



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Charming 1-Bedroom Top Floor Flat – Central Whitstable

A beautifully presented top floor one-bedroom flat located in the heart of Whitstable, offering both character and convenience.

This stylish property features exposed beams throughout, adding charm and a unique feel to the space. With a total internal floor area of 33 square metres, it's well-suited to working professionals or couples, especially those who work from home and are looking for a quiet yet central location.

EPC rating C, and close proximity to Whitstable's shops, restaurants, and transport links.

This is an ideal home for anyone looking to enjoy town centre living in a well-maintained and characterful property.

Rent: £995pcm

Security Deposit: £1148

Holding Deposit: £242

Should you wish to apply for this property, complete the application form link below:

<https://www.zesthomes.uk/rental-application/>

Description

Bedroom One
11'6" x 9'3"

Bathroom
3'0" x 6'11"

Lounge/ Kitchen
19'7" x 9'1"

Entrance Hallway
6'6" x 3'1"

Please Note-

Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

Deposits will be lodged via TDS Custodial
Information relating to this can be seen below:
<https://custodial.tenancydepositscheme.com/tenants/>

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EPC Rating C

Council Tax Band A

Agents Notes

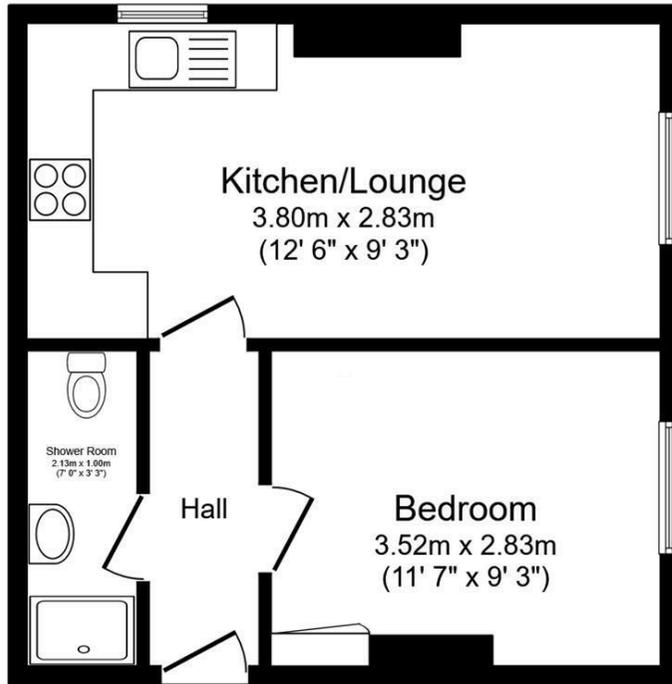
Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Floorplan Clause

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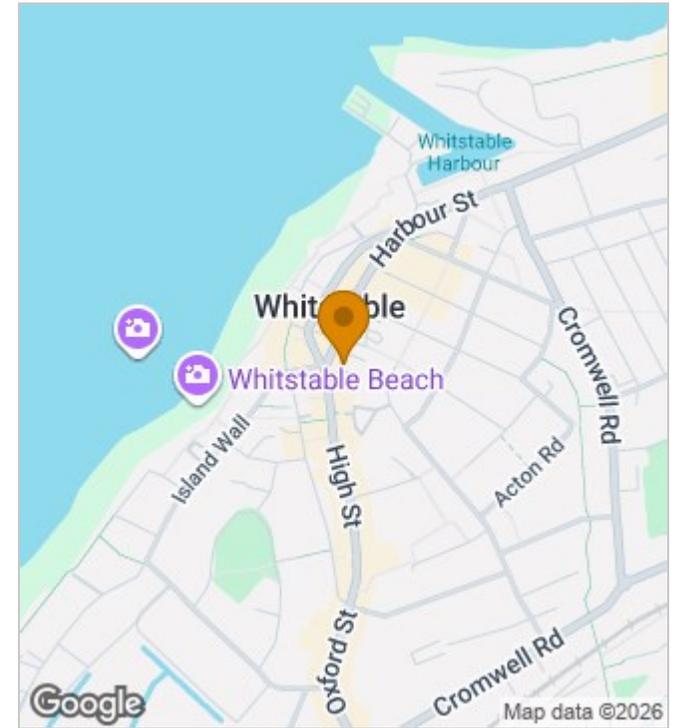




Floor Plan
Floor area 33.0 sq.m. (355 sq.ft.)

Total floor area: 33.0 sq.m. (355 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tel: 01227 949291 | Email: sales@zesthomes.uk
www.zesthomes.uk

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